

2025-02-27



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 97 Sweetland Avenue
Legal Description: Part of Lot 21, Registered Plan 42717
File No.: D08-02-25/A-00019
Report Date: February 27, 2025
Hearing Date: March 5, 2025
Planner: Penelope Horn
Official Plan Designation: Downtown Core Transect, Neighbourhood Designation,
Central and East Downtown Core Secondary Plan
Zoning: R4UD [480]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment** of the application. An adjournment is requested in order to address additional variances which were identified during review. A minor variance will be required for the northern interior setback of the existing building. A minor variance to allow less than 25 percent of the front façade to be covered by windows may be required. An adjournment would also allow the applicant to revise their plans to address comments related to bicycle parking.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

- The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Existing street sign to be relocated at the owner's expense, if required.
- Please note that the addition will have to be serviced through the existing home.

Planning Forestry

The proposed addition will reduce the amount of soft landscaping on site and will impact some neighbouring or boundary trees that are not protected under the Tree Protection by-law.

While there are no major concerns with the requested variances, the applicant should consider planting trees in the front and rear yard landscaped areas, to enhance the site and contribute towards Ottawa's tree canopy goal.

Transportation Engineering

The applicant is encouraged to find a better location for (or improve the design of) the six bicycle parking spaces that are currently proposed within the existing driveway close to the Sweetland Avenue property line. The proposed bike rack location is very visible from the street and may not feel secure for long-term resident bicycle storage. The location in the middle of the driveway also appears vulnerable to removal to re-instate the functionality of the driveway for motor vehicle storage.



Penelope Horn
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department